

## ORDINANCE NO. 47-21

BY: **VITO DIPIERRO**

(By Request – Building Commissioner)

AN ORDINANCE TO AMEND SECTION 1715.03 “MAINTENANCE”  
IN CHAPTER 1715 “VACANT PROPERTIES” OF PART  
SEVENTEEN “PROPERTY MAINTENANCE CODE” OF THE PARMA  
CODIFIED ORDINANCES, AND DECLARING AN EMERGENCY

WHEREAS, in accordance with the Constitution of the State of Ohio and the Ohio Revised Code, the City of Parma has the power to enact a property maintenance code that is intended to protect the health, welfare and safety of the citizens of the City; and

WHEREAS, the City of Parma has enacted a property maintenance code; and

WHEREAS, vacant nonresidential properties that are located in Parma are currently not required to install on its windows a material intended and/or designed as a window treatment/covering that enhances the appearance of the vacant nonresidential structure and screens the interior of the vacant nonresidential structure from public view; and

WHEREAS, requiring vacant nonresidential properties to install on its windows a material intended and/or designed as a window treatment/covering will enhance the appearance of the vacant nonresidential structure.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PARMA, STATE OF OHIO:

Section 1. That Section 1715.03 of the Codified Ordinances of Parma, Ohio which presently reads:

**1715.03 MAINTENANCE**

(a) Requirements. Vacant property and its premises shall be maintained according to all pertinent regulations of the Codified Ordinances and the Ohio Revised Code. Swimming pools and spas located on the same premises as vacant property shall be drained and kept dry.

(b) Unsecured Property. Vacant property that is unsecured shall additionally meet the following requirements:

(1) Exterior openings shall be properly secured with doors or windows in good condition and equipped with locked hardware. Boarding of doors or windows with plywood or other similar materials is prohibited except as follows in subsection (2).

(2) In case of fire or other disaster, all windows and doors on the ground floor area, including the basement and garage, shall be boarded and secured with a minimum one-half inch sheathing grade plywood. The plywood must be cut to size, properly affixed, and painted to match the structure or trim. In no event shall the plywood be affixed for longer than 6 months.

(c) Reports. The owner of vacant property shall inspect the property monthly for any violations of the Codified Ordinances and other applicable laws. A written report of such inspection shall be provided to the Code Official upon request.

is hereby amended to read as follows:

#### 1715.03 MAINTENANCE

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**(3) ALL VACANT NONRESIDENTIAL STRUCTURES SHALL HAVE INSTALLED ON ITS WINDOWS A MATERIAL INTENDED AND/OR DESIGNED AS A WINDOW TREATMENT/COVERING THAT ENHANCES THE APPEARANCE OF THE VACANT NONRESIDENTIAL STRUCTURE AND SCREENS THE INTERIOR OF THE VACANT NONRESIDENTIAL STRUCTURE FROM PUBLIC VIEW. SUCH MATERIALS INCLUDE BUT ARE NOT LIMITED TO BLINDS, CURTAINS, DRAPES, DECALS, BANNERS, STAND-UPS, TINTED/OPAQUE/TRANSLUCENT FILM, VINYL, TRANSPARENT PANELS, ARTWORK, ETC. MATERIALS THAT SHALL NOT BE USED INCLUDE BUT ARE NOT LIMITED TO RAGS. TOWELS. SHEETS. BLANKETS. NEWSPAPER. MAGAZINES. SIGNS. PLYWOOD OR OTHER BUILDING MATERIALS NOT INTENDED OR DESIGNED AS A WINDOW TREATMENT/COVERING.**

(c) Reports. The owner of vacant property shall inspect the property monthly for any violations of the Codified Ordinances and other applicable laws. A written report of such inspection shall be provided to the Code Official upon request.

Section 2. That Section 1715.03 "Maintenance" in Chapter 1715 "Vacant Properties" of Part Seventeen "Property Maintenance Code" of the Codified Ordinances of the City of Parma, as it existed heretofore, is hereby amended.

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of the Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all the legal requirements.

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare of the City of Parma, and for the further reason that this measure is necessary in order to amend the code as soon as possible, and this Ordinance shall become immediately effective upon receiving the affirmative vote of two-thirds of all members elected to Council and approval of the Mayor, otherwise from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
CLERK OF COUNCIL

FILED WITH  
THE MAYOR: \_\_\_\_\_  
MAYOR, CITY OF PARMA, OHIO